BOX 2

BOOK 11216 PAGE 687

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE — My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Birdwell (NAME)	Guaranty Trust (NAME)	MAP 117-2
2314 Sterling Road (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 121.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	07DA-22920

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark Alfred Stensager and wife, Deborah Jean Stensager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven P. Birdwell and wife, Elizabeth D. Birdwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 1 on the Plan of Sterling Square, of record in Plat Book 5050, page 85, Register's Office for Davidson County, TN, and approximately described as follows:

Beginning at a common point between Lot 1 and 2 in the easterly margin of Wortham Avenue; thence N. 11 deg. 0' E 101.70 feet to an iron pin; thence around a curve 22.4 feet to an iron fence; thence along the southerly margin of Sterling Drive 70.81 feet to a point, being a common point between Lot 1 and Lot 3; thence S. 5 deg. 55' E 145.50 feet to a point; thence N. 88 deg. 49' W 120.66 feet to a point being the point of beginning.

Being the same property conveyed to Mark Alfred Stensager and wife, Deborah Jean Stensager, by deed from H. Stanley Allen and wife, Betty Sue Allen, of record in Book 10582, Page 563, Register's Office for Davidson County, TN.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 5050, page 85; restrictions of record in Book 5204, page 262; all of record in the Register's Office for Davidson County, Tennessee.

98 NOV 23 PM 12:59
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0515748
IDENTIF. ↑ REFERENCE

unimproved ( ) This is improved (X) property, known as 2314 Sterling Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 16th day of November, 19 98

Mark Alfred Stensager
Mark Alfred Stensager
BY: Martha Stone Rogers, by Atty in fact

Deborah Jean Stensager
Deborah Jean Stensager
BY: Martha Stone Rogers, by Atty in fact

STATE OF TENNESSEE
COUNTY OF

BOOK 11216 PAGE 688

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alfred Stensager and wife, Deborah Jean Stensager

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of November 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Martha Stone Rogers **with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for** Mark Alfred Stensager &*Deborah Jean Stensager **, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of** Mark Alfred Stensager and wife, Deborah Jean Stensager **the within named bargainor(s) by the said** Martha Stone Rogers **, as such Attorney-in-Fact. *and wife,**

Witness my hand and official seal at office in Brentwood, Tennessee on this the 16th **day of** November **, 1998.**

My Commission Expires: 3/27/99 **NOTARY PUBLIC** Robin S. Weakley

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Mark Alfred Stensager and wife,
Deborah Jean Stensager

TO

Steven P. Birdwell and wife,
Elizabeth D. Birdwell

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0412 11/23 0101 03CHECK 1435-50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11216 PAGE 689

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	385000.00
			CON TX	1424.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1435.50
			CHECK	1435.50
11/23/98	01		13:01 0001	0412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515748 IDENTIF. ↑ REFERENCE

98 NOV 23 PM 12:59

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375459